

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
March 1, 2022 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on March 1, 2022, at 6:30pm via Zoom, with the following members present:

The YouTube link to access the meeting is: <https://www.youtube.com/c/townofvictornewyork>

ATTENDING: Andrew Phillips; Keith Parris; Matthew Matteson; Tim Norman

Guests: Mr. James Cretekos; Mr. Jeff Smith

Absent: Patrick Coleman; Ed Kahovec, Town Board member

Keith Parris called the meeting to order at 6:32pm and explained the role of the conservation board to the guests.

**SOUTHGATE HILLS PHASE 2**

01-FS-2021

East Victor Road

Zoned – Residential 2

Owner – BRW of Greece LLC

Tax Map # 28.04-1-48.000

Applicant is requesting approval to construct 15 lots on 10.14 acres under the clustering provisions which will include all associated utilities and stormwater management. Approximately 3.99 acres will be placed in a conservation easement. This will be the third step in a 3-step process for a major subdivision. The Preliminary Plan was acknowledged complete January 11, 2022.

Mr. James Cretekos was present for this project. It was last seen on October 19<sup>th</sup>, 2021, by the conservation board. The applicants have received preliminary approval from the town and are on the planning board agenda for next week for final. They have obtained a grading permit, site construction and work has already commenced. Tree clearing has been completed and starting to work on some of the storm water components.

Three different conservation easements will be incorporated. There are two that will be located on the site and another located off site to make up the balance of the 50% open space requirement. One of the on-site easements will be proposed as the more restrictive conservation easement language that houses all the perimeter tree lines on the south and west portion of the site. Mr. Cretekos referred to the map, showing the location of the conservation easement markers at all angle points. That area is already cleared and delineated in the field with erosion control measures.

He then referenced the off-site easement where Fish Creek runs down the center. That area will never be developed so a more restrictive easement is proposed there also.

The final easement is a conservation/storm water maintenance easement similar to other projects. It runs along the northern limits of the property, includes the maintenance drive for the pond, the entire storm water facility, the bio-retention and pre-treatment portion of that. The applicant is proposing this easement as less restrictive and give the homeowners the opportunity to mow up and around these areas as a little bit of lawn space.

The conservation board asked if the driveway near the north of the pond is asphalt or gravel?

Mr. Cretkos said it is a stone underlay with topsoil, mimicking grass or a gravel type treatment.

The board asked how they will be marking the easements, with 4x4 posts or landmarks or boulders? Mr. Cretkos reported that right now they will be using 4x4 posts at every property line crossing the easement on all lots.

Discussed preserving the perimeter trees as well as the buffer which provides some screening and protection from the golf course, so proposing the more restrictive easement, only allowing removing deadfalls.

There was a little clearing in the lot areas for grading in the cul-de-sac construction to give a little bit of back yard, but everything not cleared is within easement area. Keep all screening to south.

Discussed drainage from the south that ties into Fish Creek and the storm sewer system.

Mr. Matteson expressed his agreement with the proposed easement language, most restrictive on west side (one continuous easement) and less restrictive on north side where the stormwater facility is.

Mechanisms already in place to educate home buyers.

**STONE BROOK SUBDIVISION**

01-SK-2022

1403 East Victor Road

Zoned – Residential 2

Owner – Bruce DeSimone

Tax Map # 28.04-2-62.000

Applicant is requesting acknowledgement of a complete application for a clustered subdivision of 85 buildable lots on 100 acres in the Town of Victor with 15+ acres in the Town of Farmington for a total of 115 acres. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.

Mr. Jeff Smith from Woodstone attended the meeting. There is no new information; they have followed through with the nearly identical plan proposed to the town board. Exact calculations for the green space have now been proposed to the planning board. Road configuration is substantially the same, adding more room in the front entranceway off East Victor Road, as suggested by the town board. The applicants were resistant to lowering the quantity of lots, but this was achieved by offering a mix of a little smaller units on the north side of the development and wider units on southern side. All will have privacy behind the lots. In the center is the storm water detention facility (around 5 acres) which is part of proposed open space and the applicants feel it is appropriate for a town dedication. Maybe not as an active park area but it is quality geography with an interesting stream corridor, wooded areas and access to the Auburn Trail. There will be access to the storm water facilities and Sunray Crest. Everything beyond those lots is town land already. There are two right-of-way areas to that town land that exists currently. There is potential to develop a little bit more trail access. This provides the opportunity to the town to utilize the acreage. If the town doesn't want to accept it, it will be dedicated to 2-3 lots. There is a little acreage on the other side of the creek that is in Farmington and they will be approached as well.

Mr. Smith showed on the map the area to be dedicated (the entire 50 acres). There is approximately 100 acres in the Town of Victor. They felt that the acreage of the stormwater management facility was appropriate to put to the Town as well. He said that approximately 45 acres surrounding "our" streets in the Town of Victor, that would be proposed to dedicate to the Town of Victor, and approximately 15 acres proposed to Farmington. Everything (shown on map) would be public lands, with no need for conservation easements.

This has been proposed at prior meetings with the initial proposal. They are trying to preserve acreage that has interesting features as a public asset.

The conservation board discussed that this decision would not come down to the conservation board but instead the town board. Mr. Smith stated that the planning board and town board are looking for conservation board comments.

The conservation board suggested reducing the amount of acreage while still preserving the streams. The Town might not want that much land, so perhaps a hybrid with partial easements to preserve some features. The Conservation Board agreed that giving over the land to the Town is a good way to preserve it and in turn allow more people to enjoy it.

Mr. Norman reported that there was a comment on flooded basements in Sunray Crest and wanted it noted the board appreciated that this was taken care of. Mr. Smith said there were drainage issues that have been addressed and resolved.

**ROTACH POLE BARN**

02-SP-2022

1373 School Road

Zoned – Residential 2

Owner – Robert Rotach

Tax Map # 28.00-2-19.00

Applicant is requesting approval to build a 40 x 40 pole barn/garage.

Mr. Rotach was not available during this meeting. Based on the documents provided by Mr. Rotach and comments from Andrew Phillips (who recused himself), there are no easements on this property and no other location to place the barn. It is being placed in front of the home, which requires a variance and was approved by the Zoning Board. This project was also forwarded to the Ontario County Planning Board for review. The structure is out of view from the road and pretty far back on the property. Mr. Rotach is trying to protect as many trees as possible.

The conservation board supports the placement and has no issues with the building itself. There is minimal disruption. No other comments at this time.

OTHER BUSINESS:

- On a motion by Matt Matteson, seconded by Tim Norman, the February 1 minutes were approved. A suggestion was made to include the site walk notes within the meeting minutes.

On a motion by Tim Norman, seconded by Andrew Phillips, the meeting was adjourned approximately 7:15pm.